

**ORDINANCE NO. 20080828-098**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 320 EAST RUNDBERG LANE FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district and multifamily residence low density (MF-2) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in Zoning Case No C14-2007-0231, on file at the Neighborhood Planning and Zoning Department, as follows

A 1 396 acre tract of land, more or less, out of the John Applegait Survey No 58, Abstract No 29, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 320 East Rundberg Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day
- B Bail bond services and pawn shop services are prohibited uses of the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

**PASSED AND APPROVED**

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Win Wy

Will Wynn  
Mayor

**APPROVED:**

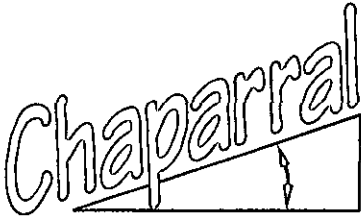
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David Allan Smith  
City Attorney

**ATTEST:**

Shirley A Gentry

Shirley A. Gentry  
City Clerk



**Professional Land Surveying, Inc.  
Surveying and Mapping**

EXHIBIT A

Office 512-443-1724  
Fax 512-441-6987

2807 Manchaca Road  
Building One  
Austin, Texas 78704

**1.396 ACRE  
ZONING DESCRIPTION**

A DESCRIPTION OF A 1 396 ACRE TRACT OF LAND IN THE JOHN APPLGAIIT SURVEY NO 58, ABSTRACT NO 29, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 24 001 ACRE TRACT CONVEYED TO RUNDBERG BUSINESS PARK, LP, IN A SPECIAL WARRANTY DEED, DATED OCTOBER 6, 2006, RECORDED IN DOCUMENT NO 2006206151 OF THE OFFICIAL PUBLIC RECORD OF TRAVIS COUNTY, TEXAS, SAID 1 396 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

**BEGINNING** at a 1" bolt found for the southwest corner of the said 24 001 acre tract, being also the southeast corner of Lot 1, Block A, North Creek East Subdivision, a subdivision of record in Volume 47, Page 13 of the Plat Records of Travis County, Texas, the northwest corner of a 0 29 acre (street deed) recorded in Volume 4034, Page 1419, of the Deed Records of Travis County, Texas and the north right-of-way line of Rundberg Lane (right-of-way width varies),

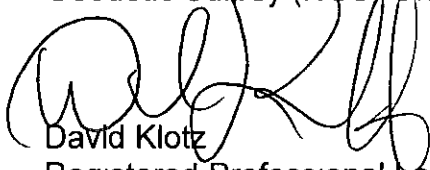
**THENCE** North 27°25'25" East, with the common line of the 24 001 acre tract and Block A, North Creek East subdivision, a distance of 414 23 feet to a calculated point in the west line of the 24 001 acre tract being also in the east line of Lot 9, Block A, North Creek East, Subdivision, from which a cotton spindle found bears North 27°25'25" East, a distance of 171 80 feet,

**THENCE** leaving the east line of Block A, North Creek East Subdivision, over and across the 24 001 acre tract, the following two (2) courses

- 1 South 62°34'35" East, a distance of 147 24 feet to a calculated point,
- 1 South 27°38'11" West, a distance of 416 20 feet to a 1/2" rebar found for the southeast corner of the 24 001 acre tract, being also the southwest corner of the Racetrac Subdivision No 2, a subdivision of record in Volume 102, Page 352, of the Plat Records of Travis County, Texas, in the north line of the 0 29 acre tract and in the north right-of-way line of Rundberg Lane,

**THENCE** North 61°48'16" West, along the common line of the 24 001 acre tract, the 0 29 acre tract and Rundberg Lane, a distance of 145 70 feet to the **POINT OF BEGINNING**, containing 1 396 acres of land, more or less

Surveyed on the ground in November, 2007, Bearing Basis is Grid Azimuth for the Texas Central Zone State Plane Coordinates, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS) Attachments None



David Klotz  
Registered Professional Land Surveyor  
State of Texas No 5428

11/14/07



